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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

PHH MORTGAGE CORPORATION,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company; LA
MANCHA HOMEOWNERS
ASSOCIATION, INC., a Nevada non-
profit corporation; LIONEL A.
STARKES, an individual,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter-Claimant,

vs.

PHH MORTGAGE CORPORATION,

Counter-Defendant.

Case No. 2:16-cv-02822-MMD-PAL

**STIPULATION AND ORDER TO
DISMISS WITH PREJUDICE**

Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-Defendant
PHH Mortgage Corporation ("PHH"), Defendants La Mancha Homeowners
Association, Inc. (the "HOA") and Defendant/Counterclaimant/Cross-Claimant SFR

Investments Pool 1, LLC (“SFR”), through their respective attorneys, stipulate as follows:

1. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice.

2. As Lionel A. Starkes has not appeared in this action, PHH hereby voluntarily dismisses its claims against him pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

3. The Parties further stipulate and agree that the two Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 20170104-0002376 and 20131203-0004003 be EXPUNGED.

4. The Parties further stipulate and agree that the \$500 in security costs posted by PHH on January 27, 2017 pursuant to this Court’s Order [ECF No. 16] shall be discharged and released to the Ballard Spahr LLP Trust Account.

5. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder.

{Continued on Next Page.}

6. Each party shall bear its own attorneys' fees and costs.

Dated: March 22, 2019

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Holly Ann Priest

By: /s/ Jacqueline A. Gilbert

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Attorney for La Mancha Homeowners Association

IT IS SO ORDERED:



UNITED STATES DISTRICT JUDGE

DATED: March 25, 2019